

Brentwood Planning Board

Minutes

November 17, 2016

Members Present: Bruce Stevens, Chair Kevin Johnston, Vice-Chair
 Matt Bergeron Bob Mantegari, BOS rep
 Lorraine Wells, Alternate
 Glenn Greenwood, Circuit Rider Planner

Chairman Stevens opened the meeting at 7:00 pm.

Motion made by Mantegari, 2nd by Bergeron to give Wells and St. Hilaire voting rights: all were in favor

The manifest was signed.

7:00 Public Hearings:

Continued Hearing - Site Plan Review: Brentwood Distribution tax map 205.019

Cory Belden of Altus Engineering spoke on behalf of the applicant this evening. Greenwood said all his concerns have been addressed, and the Board received a note from Nick Cricenti of SFC Engineering that he has no further concerns; a note has been added to the plan that walkway areas between the pallet areas will be provided for emergency access. Town engineer Steve Cummings supports the request for a Special Use Permit in the buffer areas.

Motion made by Mantegari, 2nd by Bergeron, to grant a Special Use Permit in Accordance with Article 400.007.006 of Brentwood's Zoning and Land Use documents, based on the following:

1. Such modifications are consistent with the general purpose and standards of this section and shall not be detrimental to public health, safety or welfare: all voted in agreement.
2. The modified design plan and stormwater management approach shall meet the performance standards under sections X.8.A -X.8.H of this ordinance: all voted in agreement
3. The modified design plan and stormwater management approach shall satisfy all state and/or federal permit requirements, as applicable: all voted in agreement.

The Special Use Permit was granted by unanimous vote.

Motion made by Wells, 2nd by Bergeron to grant a conditional approval to April 6, 2017, contingent upon the following:

- 1: Receipt of all state permits
2. Receipt of the bond for erosion control and drainage improvements, approved by the town engineer.

Johnston arrived at this time.

The motion carried by unanimous vote. Belden thanked the Board for their time this evening.

Danna Truslow of Truslow Resource Consulting, LLC was present to update the Board on the Surface Water Monitoring they have done this past year. Packets were given (on file) of the 3 samplings done this year, and the test results of the rivers and streams, where they did 10 samplings, three of each. The results are shown on the packet provided. She said they wanted a sense of the overall water quality for both aquatic life and recreational use, and to understand the impact might be from nutrients from storm water runoff, septic systems and other non-point sources. In summary, she said the nitrates are not high, the dissolved oxygen levels were low. The phosphorus levels were fairly high, and she said this is

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one of those nutrients that runs off the land either from fertilizer, animal or human waste or septic. E-coli in some areas was also a concern.

Motion made by Mantegari, 2nd by Bergeron to continue this monitoring in 2017. All were in favor. Truslow will prepare an estimate for the 2017 work. Stevens asked Mantegari to ask the BOS if the cost can be budgeted with other departments. Stevens thanked Truslow for this presentation and the work her firm has done on this project.

New Hearing: Amendment to a Previously Approved Site Plan: Cummings tax map 205.001 & 005

Applicant has asked for a continuance to December 1.

Motion made by Mantegari, 2nd by Bergeron to continue this hearing to December 1 at 7:00 pm: all were in favor.

Board Business

On Wednesday of this week, Stevens, Johnston, St. Hilaire, Greenwood and the Building Inspector did a site visit of the property located at 209.014 for compliance issues. Stevens told the Board that there will be a follow-up site walk on Wednesday, December 14, at noon. St. Hilaire said that owner David Roberts called the office today, asking that if he is compliant, can the auto wholesale dealers who want to rent office space will be able to go there. Members agree that they can certainly apply to get their paperwork started, but the PB will table any response to the State until the site is compliant. The intent of holding the paperwork is to avoid denying the dealer application, which would force the dealers to re-apply no sooner than 30 days.

The PB has a copy of correspondence from the Building Inspector with regards tax map 208.030. There is a lot of junk by the traffic island of their property that is not allowed. The owner assured the building inspector that this would all be gone by December 1.

Received a request for an extension to the conditional approval for the Catapano Senior Housing, to February 16th.

Motion made by Johnston, 2nd by Mantegari to grant the request: all were in favor.

Greenwood distributed zoning amendment proposals for members to take home and read for general discussion on December 1. A public hearing will be held on December 15 with regards to these proposals.

Motion made by Wells, 2nd by Bergeron to approve the November 3 minutes. The motion carried with Wells and Mantegari abstaining as they were not present.

Motion made by Mantegari, 2nd by Wells to adjourn at 8:15: all were in favor.

Respectfully submitted,

Kathy St. Hilaire
Administrative Assistant,
Planning Board